

61-70

BK 6481P6078

NO TRANSFER  
TAX PAID

**QUITCLAIM DEED WITH COVENANT**  
**Maine Statutory Short Form**  
**012119**

**OM Crystal River Associates, L.L.C.**, an Ohio limited liability company with a place of business at 1765 Merriman Road, Akron, Ohio 44313, for consideration paid, grants to **Waterville Commons Associates, L.L.C.**, an Ohio limited liability company, whose mailing address is 1765 Merriman Road, Akron, Ohio, with Quitclaim Covenant, the land in City of Waterville, County of Kennebec, and State of Maine, referenced in Subdivision Plat Waterville Commons, Route 104 a.k.a. Main Street, as recorded in Plat Book E2001, Page 035 dated 4/19/2001, Kennebec County, Maine, and described as follows:

**LEGAL DESCRIPTION**

Fully described on attached Exhibit "A".

In witness whereof, **OM Crystal River Associates, L.L.C.**, has caused this instrument to be signed by June Futia, Vice President of OM Crystal River Capital Corp., its Managing Member, hereunto duly authorized, this 1<sup>st</sup> day of May, 2001.

Witness:

**OM Crystal River Associates, L.L.C.**  
**By: OM Crystal River Capital Corp.**  
**Its: Managing Member**

*[Signature of Susan M. Glesner]*  
*[Signature of Patricia Parka]*

**By: *[Signature of June Futia]* Vice President**  
June Futia, Vice President

State of Ohio           )  
                                  ) ss:  
County of Summit    )

May 1, 2001

Then personally appeared the above-named June Futia, Vice President of OM Crystal River Capital Corp., the Managing Member of OM Crystal River Associates, L.L.C. and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said limited liability company

Before me,

Yvonne Adkins, Notary Public  
State of Ohio  
My Commission Expires June 24, 2004  
*[Signature of Yvonne Adkins]*  
Yvonne Adkins  
Notary Public

Atlantic Title 



61-80 70

01070110079



"EXHIBIT A"

**SUGGESTED LEGAL DESCRIPTION**  
**"RESTAURANT PARCEL"**

The lot herein described is a portion of a parcel of land now or formerly of Lafayette Waterville, Inc., as described in a deed recorded at the Kennebec County Registry of Deeds in Deed Book 4469 at Page 146. Said parcel being a portion of the City of Waterville Tax Assessor Map 61 as Lot 50.

Commencing at a point depicted on a plan entitled "STANDARD BOUNDARY SURVEY - SHOWING TAX MAP LOTS - 61-40, 61-50, 61-60, 61-70, 61-80, 62-3 AND A PORTION OF 61-90 - IN WATEVILLE, MAINE - KENNEBEC COUNTY", prepared for Cedarwood Development, Inc., prepared by James W. Sewall Company, dated 21 July 1999, as the northwesterly corner of a parcel of land now or formerly of Webber Oil Company. Said parcel being depicted on the City of Waterville Tax Assessor Map 61 as Lot 70, thence:

- |                 |   |
|-----------------|---|
| S 12°-53'-13" W | A distance of fifty two and 86/100 (52.86'), along said land of Webber Oil Company to a point thence;                         |
| N 79°-49'-16" W | A distance of seven hundred eighty three and 10/100 (783.10') feet, a point, said point being the Point of Beginning, thence; |
| S 03°-36'-18" W | A distance of one and 62/100 (1.62') feet, to a point, thence;  |
| N 79°-47'-57" W | A distance of one hundred twenty one and 22/100 (121.22') feet to a point, thence;  |
| N 85°-09'-54" W | A distance of one hundred six and 59/100 (106.59') feet to a point, thence;   |
| N 04°-50'-06" E | A distance of three hundred fifty five and 69/100 (355.69') feet, to a point, thence;   |
| S 86°-23'-42" E | A distance of two hundred nineteen and 34/100 (219.35') feet, to a point, thence;   |

61-20

BK 648-1P0080

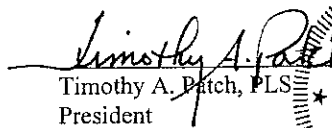
S 03°-36'-18" W

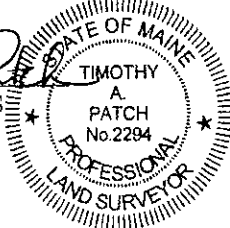
A distance of three hundred seventy and 20/100 (370.20') feet, to the Point of Beginning.

The above-described parcel contains a total area of 1.85 acres, or 80,595 square feet more or less.

Please be advised that the metes and bounds used in the description above are from a Standard Boundary Survey by James W. Sewall Company. As such, Survey & Geodetic Consultants, Inc. takes no liability for any errors or omissions that may be associated with said plan.

Respectfully Submitted,  
Survey & Geodetic Consultants, Inc.

  
Timothy A. Patch, PLS  
President



61-80 70

BK 648-1 P0081

EXHIBIT A



**SUGGESTED LEGAL DESCRIPTION  
"STAPLES PARCEL"**

The lot herein described is a portion of a parcel of land now or formerly of Lafayette Waterville, Inc., as described in a deed recorded at the Kennebec County Registry of Deeds in Deed Book 4469 at Page 146. Said parcel being a portion of the City of Waterville Tax Assessor Map 61 as Lot 50.

Commencing at a point depicted on a plan entitled "STANDARD BOUNDARY SURVEY - SHOWING TAX MAP LOTS - 61-40, 61-50, 61-60, 61-70, 61-80, 62-3 AND A PORTION OF 61-90 - IN WATEVILLE, MAINE - KENNEBEC COUNTY, prepared for Cedarwood Development, Inc., prepared by James W. Sewall Company, dated 21 July 1999, as the northwesterly corner of a parcel of land now or formerly of Webber Oil Company. Said parcel being depicted on the City of Waterville Tax Assessor Map 61 as Lot 70, thence:

S 12°-53'-13" W	A distance of fifty two and 86/100 (52.86'), along said land of Webber Oil Company to a point thence;
N 79°-49'-16" W	A distance of seven hundred eighty three and 10/100 (783.10') feet, to point, thence;
S 03°-36'-18" W	A distance of one and 62/100 (1.62') feet, to a point, thence;
N 79°-47'-57" W	A distance of one hundred twenty one and 22/100 (121.22') feet to a point, thence;
N 85°-09'-54" W	A distance of one hundred six and 59/100 (106.59') feet to the Point of Beginning, thence;
N 85°-09'-54" W	A distance of two hundred ninety five and 33/100 (295.33') feet, to a point, thence;

61-20

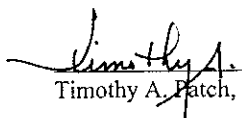
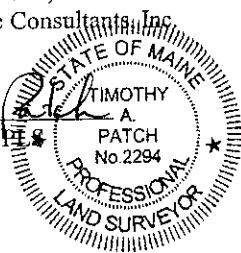
BK 6481 PG 082

N 04°-50'-06" E	A distance of three hundred forty two and 94/100 (342.94') feet, to a point, thence;
S 89°-26'-49" E	A distance of twenty five and 88/100 (25.88') feet, to a point, thence;
S 00°-33'-11" W	A distance of forty four and 96/100 (44.96') feet to a point, thence;
S 89°-26'-49" E	A distance of twenty and 00/100 (20.00') feet to a point, thence;
N 00°-33'-11" E	A distance of forty four and 96/100 (44.96') feet to at point, thence;
S 89°-26'-49" E	A distance of seventy four and 43/100 (74.43') feet, to a point, thence;
S 86°-23'-18" E	A distance of one hundred seventy five and 40/100 (175.40') feet, to a point, thence;
S 04°-50'-06" W	A distance of three hundred fifty five and 69/100 (355.69') feet, to the Point of Beginning.

The above-described parcel contains a total area of 2.36 acres, or 102,831 square feet more or less.

Please be advised that the metes and bounds used in the description above are from a Standard Boundary Survey by James W. Sewall Company. As such, Survey & Geodetic Consultants, Inc. takes no liability for any errors or omissions that may be associated with said plan.

Respectfully Submitted,  
Survey & Geodetic Consultants, Inc.

  
Timothy A. Patch, P.E.  


RECEIVED KENNEBEC SS.

2001 MAY 17 AM 9:56

Suggested Legal Description  
Staples Parcel  
Waterville Commons

ATTEST:   
REGISTER OF DEEDS

January 8, 2001  
Page 2 of 2